

Planning Services Department

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To: Mayor and Members of Council
From: Faye Langmaid, Acting Director of Planning Services
Date: July 12, 2019
File: PLN 40
Subject: **Zone Clarington – Immediate Next Steps**

We wanted to let you know our initial follow-up activities to the Council resolutions relating to the proposed draft zoning by-law for the rural area.

As we receive comments they are catalogued in a matrix. We will continue to collect comments until the statutory process is initiated. The matrix will show each comment, how it is addressed and provide an explanation. The matrix will be attached to the Council report that will accompany the statutory public meeting. This is the same process that was used for the Official Plans (1996 and 2017) and for previous zoning by-laws (84-63 and 2005-109).

The information (verbal and written) distributed by the Durham Landowners Association has generated additional interested parties, some 148 to date. These interested parties have been added to the existing list of 298 for a total of 446. The resolutions passed by Council #PD-103-19 and #PD-104-19 have gone out to all interested parties by either e-mail (if provided) or regular post. The resolution had a covering message from the Zone Clarington team encouraging comments and feedback (Attachment 1).

Planning Services staff have fielded a number of phone calls and counter inquiries and clarified misconceptions by numerous residents. These inquirers were offered the opportunity to be listed as an interested party, some have, others did not but were reassured and thankful for the information provided. Those with concerns respecting proposed re-zoning of their properties to Environmental Protection are being informed of Council's direction in #PD-104-19 regarding the opportunity for a site visit. Interested property owners requesting a site visits are being recorded for future scheduling of such visits.

The Zone Clarington Team will be meeting with staff from GRCA and CLOCA later in July. The CA staff have received inquiries as well. As part of this meeting we will be setting out the protocol for site visits and other agency staff (i.e. Ministry of Natural Resources and Forestry) who should be in attendance (depending on the natural feature being reviewed). Staff must be invited onto a property (e.g. requested to carry out a site visit). To date, four property owners have requested site visits.

Planning Services will be providing a more fulsome report in the fall on how the directions in Council's resolutions will be addressed.

In the meantime we have provided you with Zone Clarington business cards which you can distribute to residents. We will continue to field inquiries and listen. The comments we are receiving are very useful for possible future modifications to the proposed wording within the draft zoning by-law and to make mapping adjustments if warranted. The specific examples help us understand the issues rural property owners may encounter and allow us to test the regulations to ensure we achieve the desired balance and flexibility.

Should you have questions, Amy Burke, Tracey Webster, Carlo Pellarin or I would be happy to respond.



Faye Langmaid
Acting Director

Attachment 1 – Interest Parties covering message and Resolutions

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July 12, 2019

Dear Interested Parties

Re: Notice of Council Resolution

Please find enclosed Resolutions #PD-103-19 and #PD-104-19 recently approved by the Council of the Municipality of Clarington in relation to the ZONE Clarington first draft zoning by-law agricultural and environmental protection mapping and regulations.

A copy of the presentation "ZONE Clarington: Agricultural Land Uses and Environmental Protection" made to Council by Planning Services staff on June 24, 2019 is available for viewing and download at www.clarington.net/zoneclarington.

Do you have questions or comments about the ZONE Clarington Project and/or proposed draft zoning for your property?

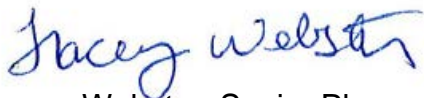
Contact us:

By Mail: Zone Clarington
Planning Services Department
40 Temperance Street
Bowmanville, ON L1C 3A6

By Email: zoneclarington@clarington.net

Online: www.clarington.net/ZoneClarington

Yours truly,



Tracey Webster, Senior Planner
ZONE Clarington Project Co-Lead
Planning Services Department



Amy Burke, Senior Planner
ZONE Clarington Project Co-Lead
Planning Services Department

Encl.

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July 11, 2019

Dear Interested Parties:

Re: Agricultural Land Uses and Environmental Protection
Clerk's File Number: PG.25.06

At a meeting held on July 2, 2019, the Council of the Municipality of Clarington approved the following Resolution #PD-103-19:

That, as part of the Zone Clarington exercise, Staff be directed to report back on a process whereby Official Plan amendments made to correct errors in Environmental Protection designations in Clarington's Official Plan be made at no cost to the property owner.

Later in the meeting, the Council of the Municipality of Clarington approved the following Resolution #PD-104-19:

That the Staff Presentation on Agricultural Land Uses and Environmental Protection be received;

That Clarington Staff report back on whether the proposed zoning by-law is ultra vires the Oak Ridges Moraine Act and the Oak Ridges Moraine Conservation Plan, as it pertains to "agricultural uses" within Natural Core and Natural Link Areas of the Oak Ridges Moraine;

That Clarington Staff report back, in general, on whether setbacks were added to properties proposed to be re-zoned to Environmental Protection and if so, what justification Staff have for such expansion of the setbacks;

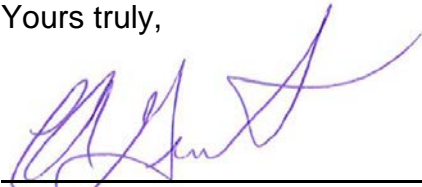
That Clarington Staff afford any owners of a property affected by the proposed zoning changes the opportunity to have their properties inspected to verify any Environmental Protection features;

That every landowner materially affected by the Zoning By-Law Amendment be notified of the proposed change in zoning in writing where there is an expansion of EP lands, and be invited to provide input, either through a representative or personally, regarding the proposed re-designation;

That the Municipal Solicitor report to Council with a report outlining legal ramifications of not conforming to the Official Plan; and

All interested parties and any delegations be advised of Council's decision.

Yours truly,



C. Anne Greentree, B.A., CMO
Municipal Clerk

AG/sg

- c. Bell Canada
- Clarington Board of Trade
- Canadian Pacific Railway
- Canadian National Railway
- Central Lake Ontario Conservation Authority
- Conseil Scolaire Viamonde
- Conseil Scolaire Catholique Mon Avenir
- Elexicon Energy Inc.
- Enbridge Gas
- Ganaraska Region Conservation Authority
- Hydro One
- Kawartha Pine Ridge District School Board
- Ministry of Transportation
- Ministry of Natural Resources and Forestry
- Peterborough Victoria Northumberland and Clarington Catholic School Board
- Regional Municipality of Durham – Planning Division
- Rogers Cable